

SUPERFUND REDEVELOPMENT PILOT UPDATE

INSIDE THIS ISSUE Highlighting Region 6

- 2** Pilot Updates
- 3** Texas City Award
- 4** Stakeholder Tips
- 6** Ask EPA
- 7** Request for Feedback

Region 6 Develops SRI Work Plans

Developing a work plan is one of the first, and most important, activities required for Superfund Redevelopment Initiative (SRI) pilot recipients. The work plan is the map to a pilot's successful reuse of a Superfund site. To help its seven pilots refine their work plans, EPA Region 6 sponsored a Sustainable Redevelopment Work Shop in Dallas, Texas, on January 10 and 11, 2001.

During the workshop, Pilot representatives listened to presentations and participated in exercises on: 1) reuse assessment, 2) stakeholder involvement, 3) sustainable design principles, and 4) options for reuse. Attendees were asked to apply what they learned on each of these topics to their own sites.

See **WORKSHOP**, Page 5

Honoring the Past and Planning for the Future

The Redevelopment of the Hudson Oil Refinery Superfund Site

Cushing, Oklahoma, has been selected to participate in EPA's Superfund Redevelopment Pilot Program. The community will use the \$100,000 grant to plan the redevelopment of the Hudson Oil Refinery Superfund site. The people of Cushing are considering a variety of uses for this site that will both stimulate the economy and create an attractive area for the community to enjoy.

Between 1922 and 1982, the Hudson Oil Refinery produced liquid propane gas, gasoline, diesel fuel, fuel oils, and coke. The refinery was a thriving business and a major employer for Cushing. However, it closed when the owners filed for bankruptcy during the oil bust of the 1980s.

Mayor Joe R. Manning, Jr., said the shutdown of the refinery took the community by surprise. The facility just closed one day and the workers were told not to return. "You could visit the facility in the years after it was closed and there were still coffee cups on the counters," Manning said.

In 1998, EPA investigated the property, found asbestos, and determined that the site was a threat to public health and the environment. The Agency began the removal of asbestos in September 1998 and discovered other dangerous chemicals including a leaking tank of hydrofluoric acid. As a



The Hudson Oil Refining was once a thriving business in Cushing.

result, EPA evacuated residents who may have been at risk of exposure - one third of the community. EPA then designated the property as a Superfund site and began a full-scale cleanup.

The State of Oklahoma and the citizens of Cushing have been actively involved with EPA and the cleanup process. Even local middle school children wrote letters to their Senators and Representatives, and to EPA asking for help with the refinery.

The city applied to the Superfund Redevelopment Pilot program and, in September 2000, was awarded the \$100,000 grant to develop a reuse plan for the site. Many citizens of Cushing are involved in the land reuse discussions. "To involve the citizens in the reuse planning project while cleanup is taking place is unique in government and EPA should be congratulated," Manning said.

The 11-acre Hudson Oil Refinery Superfund site is on Highway 33 as it enters Cushing. Because the site is so highly visible, the city wants to

See **HUDSON**, Page 5

Reusing Superfund Sites is Promising and Challenging

Region 6 Superfund Redevelopment Pilot Updates

As they work through the process of planning the redevelopment of their Superfund sites, the 50 SRI Pilot communities are encountering a few challenges. However, they are finding ways to overcome them. They are also capitalizing on the positive aspects of their sites.

The Region 6 Pilots have shared their experiences with each other, including the problems they are facing and how they are turning hazardous waste sites into something promising.

- **Many Diversified Interests (MDI)** Superfund site is in one of the most impoverished areas of **Houston, Texas**. This alone is a challenge to redevelopment. In addition, it is surrounded by several commercial and industrial properties that are uncontaminated and for sale, thus further limiting the site's marketability. The city, however, recognizes that MDI also has many assets including being close to Houston's downtown business district and in the pathway of a downtown redevelopment initiative.

- Redevelopment at the Ruston Foundry Superfund site, in **Alexandria, Louisiana**, is hampered by the site's small size and

limited access to roads. Also, it is in an economically depressed area. But, the site is in a district for which the city has planned major redevelopment. And, because of the pilot award, the city will be able to incorporate it into its larger revitalization plans.

- In **Plainview, Arkansas**, the Mountain Pine Pressure Treatment Superfund site dominates the only remaining land in this small community. It is a tall order for the city's small staff to plan the redevelopment of this prime piece of property. The city realizes, however, that the site's 125 acres is the only land available to the city for expansion, and, therefore, is of great value. The site's reuse, whether industrial, commercial, or residential, should help revitalization efforts in the city.

- The Central Wood Preserving Superfund site in **East Feliciana Parish Police Jury, Louisiana**, is in a rural, impoverished area. The fact that it is surrounded by open space already available for development might be seen as a limit on its prospects. However, the parish sees great promise in

the site. Since the community is in need of recreational facilities, the parish may use its pilot funds to plan its redevelopment for recreational use.

- One challenge to redeveloping the RSR Corporation Superfund site, in **Dallas, Texas**, is that the site is in a part of town historically bypassed by developers. To complicate matters, the site is made up of multiple parcels spread over a broad area. It is, however, just across the Trinity River from Dallas' central business district and close to some proposed bridges. The city is hopeful that its location, near the new bridges, will attract developers. ■



Patrick Moore, Mayor Ned Randolph, Darrell Williamson, and Kai Midboe discuss plans for recreational reuse of the Ruston Foundry Superfund site in Alexandria, LA.

Perspective

"Before getting involved in the program, we originally envisioned that our finished site would be attractive land, but fenced off and unused. However, the pilot project allows us to involve the neighborhood, business community, development community, local and state government, and others in a process that fosters the reuse of this discarded tract of land and hopefully will put it back into private or public use. In either case, we believe the pilot will result in the useful reintroduction of the property into the community."

- **Darrell Williamson**
Director of Public Works
City of Alexandria, LA
Ruston Foundry
Superfund Site

WWII Tin Smelting Site Soon to be Redeveloped

Texas City Pilot Awarded \$100,000

Like many other Pilot recipients, Texas City, Texas, residents are celebrating their recent award from EPA's Pilot Program for Superfund site redevelopment. The city was awarded \$100,000, earmarked to help determine potential reuses for the Tex-Tin Superfund site. City officials believe that the Pilot award is key to getting this site reused.

"I don't think that Texas City would have undertaken a redevelopment effort at the Tex-Tin site without EPA's assistance. The Pilot funds allowed us to put together a team of experts to assist us in this project," said Joel Smith, Solid Waste Manager for the City of Texas City.

Texas City formally celebrated the award during a luncheon for local high school students participating in the annual Youth in Government Day. According to the *Texas City Sun*, Texas City Mayor Carlos Garza said the Pilot announcement ceremony was held during the luncheon to show the students what can be accomplished when federal and local governments work together. "EPA and Texas City are working hand-in-hand to take what was once an eyesore and turn it into an income-producing piece of property," said Garza.

During World War II, the U.S. government used the 170-acre property, ten miles north of Galveston, as a tin-smelting operation. The facility changed hands several times until 1984, when it became the Tex-Tin Corporation. It finally closed in 1991. The many years of

tin smelting left Tex-Tin's soil and groundwater heavily contaminated. EPA designated the property a Superfund site, and began the cleanup. Now the community is considering how it can be used.

"The community is looking at several options for the site, such as industrial or commercial use," said Carlos A. Sanchez, the Remedial Project Manager for the site. "They have hired a consultant to help them find an appropriate commercial venture for the site," Sanchez said. According to Barbara Greenfield, EPA Region 6 Pilot Coordinator, the consultant group has already held several productive meetings and is currently designing a stakeholder participation process to help decide the future of the site. "The city is trying to determine an effective reuse which would be consistent with the mega-port for the Houston Ship Channel that is being developed close to the site," said Greenfield. ■



Region 6 Pilot Coordinator, Barbara Greenfield, gives Texas City Mayor, Carlos Garza, the \$100,000 SRI Pilot Award.

Perspective

"It is our hope that the SRI Pilot program will make a real difference at the Tex-Tin site by solidifying all the interested parties into committing to site reuse."

- Joel Smith
Solid Waste Manager
Public Works
Texas City, TX
Tex-Tin Corporation
Superfund Site

Encouraging Communication Among Pilots

Pilot communities will soon receive EPA's list of SRI Pilot Contacts with names, addresses, phone and facsimile numbers, and, where available, e-mail addresses for all 50 pilots. It will also include brief summaries of each pilot community and site. Pilots will then be able to contact each other to discuss common

issues and exchange ideas. Informal communication among the pilots is an easy way to share lessons learned, ask questions, and seek advice from those who are going through the reuse process. Based on feedback from EPA regions and the pilots themselves, EPA regards communication among pilots as a key ingredient in

successful site reuse. See related article, *A Request for Feedback*, on page seven. ■

Tips for Identifying and Involving Your SRI Stakeholders

Superfund Redevelopment Initiative (SRI) Pilot stakeholders include any groups or individuals that have an interest in the potential reuses of your site. The more your stakeholders are involved in the entire SRI process—from design conception to project completion—the more successful the redevelopment will be for the site. Active and continuing stakeholder involvement will provide an outcome that meets the needs of everyone involved.

A key to success is developing a stakeholder involvement strategy for the reuse project. EPA suggests that planning committees implement the following three steps: Define the Stakeholders; Plan Stakeholder Meetings; and Continue Stakeholder Involvement.

The steps required to ensure continuous stakeholder involvement may appear to add significantly to the work of reuse planning, but the effort will be rewarded and the success of the pilot will be in proportion to the amount of stakeholder involvement.

Step 1 Define the Stakeholders

As a first step, identify all the possible stakeholders for your site and invite them to join in the process. Stakeholders may include:

- property owners;
- local stakeholders (*e.g.*, neighbors, city or county agencies, community groups, environmental groups);
- state stakeholders (*e.g.*, the environmental regulatory authority, the economic development authority, elected state officials);
- federal stakeholders (*e.g.*, EPA, other federal agencies, elected federal officials); and
- potential stakeholders (*e.g.*, developers, lending institutions).

Step 2 Plan Stakeholder Meetings

As you plan the meetings, be sure to set an agenda and define your desired outcomes. Also, make sure stakeholders have realistic expectations throughout the planning process. Outcomes for stakeholder involvement should include the following:

- meeting with all of the identified parties;
- discussing timelines for project completions;
- discussing environmental remedial actions;
- discussing reuse options and potential issues with the site; and
- drafting a final reuse plan that includes sign-off by all stakeholders.

Perspective

"The SRI Pilot program is of real use. Just cleaning up the site is very important, but providing a method for redeveloping the site makes the property an asset instead of a liability. The Pilot grant will definitely make a difference. Without a plan, some single purpose, a use would be chosen which might, or might not, have fit the site or the needs of the community."

- Leslie Kent Jr.

Site Planner
East Feliciana
Parish Police Jury, LA
Central Wood Preserving
Superfund Site

Step 3 Continue Stakeholder Involvement

For an SRI Pilot community to achieve success, it must continue stakeholder involvement. An SRI planning committee can encourage active and continuing stakeholder involvement by:

- holding design workshops with the stakeholders;
- planning public safety meetings for the stakeholders;
- holding environmental education workshops; and
- planning public events to encourage stakeholder participation, such as kickoff meetings, groundbreaking events, and announcements.■

HUDSON, From Page 1

ensure that its future use not only serves an important function, but also lends the property an attractive appearance. Thus, a planning committee, which includes city officials and community members, has suggested using part of the site to build a park and homes.

Cushing also wants to ensure that the site is again an economic asset to their small city. The committee has suggested using part of the site as a pipeline training center for organizations to come to Cushing for conferences on oil development and other oil-related topics. A pipeline training center is a logical choice for the committee, since Cushing has always been known as "The Pipeline Crossroads of the World." Currently, eleven companies have pipelines running through the city.

In addition, to honor the history of Cushing, the committee has suggested turning the refinery into a pipeline museum. The museum could also serve as an educational resource for visitors to the training center. ■

WORKSHOP, From Page 1

During the reuse assessment module, the instructor discussed how important it is that pilots determine the most likely future use of their sites and identify the constraints and issues for each reuse option. And, participants learned the significance of developing an implementation plan for the likely future use.

During the stakeholder involvement module, Pilot representatives were taught why stakeholder involvement is the key to the success of a SRI Pilot. Stakeholder involvement can range from low to high. Low involvement could mean merely interviewing stakeholders, whereas, high involvement could mean that stakeholders participate in meetings and in all phases of reuse planning and implementation.

Pilot representatives also learned about the principles of sustainable design, including integrating environmental, community, and economic considerations into the stakeholder process. Several speakers discussed the importance of

testing the feasibility of reuse options to ensure that the final reuse plan can actually be implemented.

With this information in mind, all of the representatives from each pilot came together to discuss the issues at their own sites and to refine their work plans. The workshop concluded with one representative from each Pilot summarizing their new work plans for other attendees.

Leslie Kent, Jr., from East Feliciana Parish Police Jury, LA attended the workshop seeking information to help him and his community develop a reuse plan for the Central Wood Preserving Superfund Site. At the end of the workshop, Kent said, "Such workshops are great and bring people together. You not only get information on doing the project, but you also meet with other people from communities who are going through the same experiences." ■

Perspective

"When this facility went bankrupt, we lost 150 jobs. This loss had a tremendous impact on the economy of our community of 700. We hope to develop a reuse plan that will be attractive to industry and provide jobs for residents of our community and surrounding communities. Jobs have a domino effect. They provide a revenue base for the school district, new businesses, and new housing. This, in turn, encourages growth for the whole community."

-Harold Blalock
City Council Member
Plainview, AR

Mountain Pine Pressure Treatment Superfund Site



Harold Blalock accepts the pilot award for the community of Plainview.

Ask EPA

Questions and Answers about the Superfund Redevelopment Pilot Program

Question: Can pilot funds be used to attract specific developers interested in redeveloping a site?

Answer: A pilot recipient cannot use pilot funds to market Superfund sites to individual developers. This activity is not authorized under the Comprehensive Environmental Response Cleanup and Liability Act (CERCLA), the source for Superfund Redevelopment Pilot funds. A pilot community can, however, seek the expert advice of developers and lending institutions on the appropriate reuse of its site. These developers can provide a practical perspective on feasible reuse options.

Question: Can a pilot community use pilot funds to plan the reuse of land around its site or to develop a master plan for the surrounding area?

Answer: Pilot funds must be used for planning only as it specifically relates to the pilot community's site. While studying future uses of sites, a pilot recipient will undoubtedly want to consider the land uses and community needs for the areas around the site. Some area-wide land use planning may be appropriate to reach a decision on the best use for the site. Under CERCLA, however, pilot monies must be used to help communities identify reuse options that may be incorporated into EPA's cleanup decisions for the site.

Question: Can pilot monies be used to obtain additional funding from other federal agencies or organizations?

Answer: Because pilot funds must be used to identify reuse options at a site, the funds cannot be used to try to gain more financial endorsements from other sources. Nevertheless, a pilot recipient can investigate the plans that other federal, state and local agencies have for the areas around its site. A pilot is not prohibited from using its own, non-pilot, funds to pursue additional resources from governmental agencies and private sources.

Question: As our community identifies potential reuse options, should it provide EPA with information on progress at its site?

Answer: As a pilot recipient makes progress at its site, it should send the Quarterly Reports to EPA. These reports are required under each pilot's Cooperative Agreement with the Agency. In addition, a pilot should report its progress to the EPA remedial project manager for its site. A pilot's decisions on reuse options (*e.g.*, residential reuse) will affect EPA's cleanup decisions for the site. ■

Perspective

"The Pilot grant is a real opportunity to involve the community in the reuse discussion. The SRI grant money will allow us to discuss with the community realistic reuse options for the site while the cleanup is still going on, not after the fact."

- Marilyn Avinger
Manager
Economic Development Department
Dallas, TX
RSR Corporation Superfund Site

A Request for Feedback

EPA Is Looking for New Ways to Help SRI Pilot Recipients

EPA is considering a National SRI Pilot Conference and creating a pilot discussion forum on the SRI website (<http://www.epa.gov/superfund/programs/recycle/index.htm>). But first, the Agency wants to know whether the pilots think a conference and a discussion forum would be useful.

EPA Pilots have common concerns and questions among the pilots about:

- Involving stakeholders in reuse planning
- Developing and refining reuse plans
- Leveraging funding from other sources

An open discussion of issues, during a conference or in a website

discussion forum, would give EPA the opportunity to provide instant feedback to pilots. It would also allow pilots to help each other.

Conference

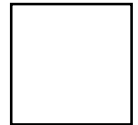
A conference would allow pilots to meet, attend sessions designed to fit their needs, participate in panel discussions, and get the hands-on help many pilots have requested. It would also provide an avenue for pilots and potential stakeholders to form partnerships to help redevelop sites.

Website Discussion Forum

A website discussion forum would allow pilots to communicate with one another to share information on the challenges of, and solu-

tions for, redeveloping their sites. It would also be a forum for EPA to address topics as they arise, and to pass on new information. The discussion forum would be secure, and only available to pilots and EPA.

EPA would appreciate your comments or suggestions on the conference or website discussion forum. Please contact Melissa Friedland at (703) 603-8864 or Friedland.Melissa@epa.gov. ■



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